

MADISON BROOK

LIVING MARKETS

MAKING MEANINGFUL CHANGE

MAY 2024

NO SILVER BULLET TO THE SOCIAL HOUSING CRISIS

The growing consensus is that the financial instability felt through 2023, which is largely to blame for the delay or pause of housing programmes, is not a blip and we are unlikely to see a return to pre-covid levels in the immediate future.

Both local authority and private housing providers are adjusting to the new norms, appraising existing projects and new opportunities against revised viability models.

Understandably a number of councils have seen projects fall by the wayside.

One positive outcome is that local authorities have started to embrace a more blended approach to housing solutions, that offer housing teams multiple delivery streams, removing the over reliance on any one source.

Whilst many still hold the ambition to develop their own supply once viable, more are accelerating deliverable solutions such as the purchase of existing property, or the long leasing of privately owned property, to provide an immediate supply of homes and remove reliance on temporary accommodation and hotels.

Patient capital, with its ability to offer scaled housing solutions, is now engaged with the sector in the hope of working in partnership with private practice and councils to offer good quality and compliant housing solutions.

ROUTE TO DELIVERY

Immediate housing is needed right across the UK to reduce waiting lists, and remove the need for spiralling temporary housing costs.

Here we focus on **two** delivery mechanisms:



PURCHASE & REPAIR

Fast and affordable housing stock that is proven and immediately deliverable.

In utilising grant funding such as the Mayor of London's CHAP programme, ex-RtB homes can be acquired and, with efficient refurbishment, provide well-located and affordable housing supply. Homes that can be relied upon, while new build projects take time to materialise.

We have years of experience in sourcing this stock, and have seen first hand how quickly programmes can be delivered to reduce pressure.

There are other benefits such as environmental improvement that cannot be understated.

[Find Out More](#)



NOMINATIONS AGREEMENT

A theme in early 2024 is the emergence of private funds seeking social impact, patient capital with the appetite and ability to provide the scale of homes required.

We have successfully partnered a UK based investment fund with a central London council. The product is privately owned properties leased to the council under mutually beneficial terms.

The recipient council stand to benefit from high quality housing at affordable rents, homes that offer stability to residents and a far more sustainable solution for the council.

[Find Out More](#)

HOUSING BRIGHTON 2024

On the 8th of May we will be heading to Brighton for this established event, looking to meet with existing and new contacts to share experiences and best practices - always a greatly anticipated date in the calendar.

Get in touch if you would like to arrange a meeting whilst at the event.

Laurie.Emsworth@madisonbrook.com

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**We are attending
CIH Housing Brighton 2024**
Wednesday 8 May & Thursday 9 May
...We hope to see you there!

John Lipper
Group Managing Director

Laurie Emsworth
Head of Living Markets

Lucy Sulayman
Group Operations Director

Rob Lucy
Director

OUT AND ABOUT

We were delighted to attend and sponsor Room 151's Housing 151 event in early March.

Our **Managing Director, John Lipper** was given the opportunity to join a panel discussing how joint venture partnerships can solve housing pressures. A topic we know intimately through years of partnering public needs with private resource.

If anyone is interested in discussing JV partnerships and their potential, please contact:

John.Lipper@madisonbrook.com

WHATS NEXT?

As we approach the halfway point in 2024, we are excited to share a number of forthcoming milestones and projects:

- We look forward to mobilising and delivering a newly formed partnership with a Surrey Council.
- Completion of a new build development comprising twenty-one apartments. Secured for a long-standing partner in West London which will deliver high-quality homes for Key Workers.
- Last but not least, we are thrilled to announce our new partnership with homelessness charity Crisis.



OUR PARTNERSHIP WITH CRISIS

"We are thrilled to announce our new partnership with Crisis, the national homelessness charity, (www.crisis.org.uk). At Madison Brook, we believe in the power of community, compassion, and action. These values are at the core of our mission, and we're proud to join forces with Crisis, an organisation that shares our commitment to creating a world where everyone has a place to call home".

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